



## City of Wheatland

111 C Street – Wheatland, California 95692  
Tel (530) 633-2761 – Fax (530) 633-9102

### **CITY COUNCIL MEETING STAFF REPORT**

**Date: September 14, 2010**  
**Agenda Item:**

**Subject:** Wheatland Area Boundaries for the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP)

**Prepared by:** Tim Raney, Community Development Director

---

### **Recommendation:**

Staff recommends the Wheatland City Council approve the Wheatland area boundaries for the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP).

### **Discussion:**

In 2006, the Wheatland City Council authorized participation in the Yuba-Sutter NCCP/HCP process and in June 2010, the City and Yuba County entered into a MOU and agreement for funding of the NCCP/HCP process.

The proposed NCCP/HCP (see attached map) identifies a geographic area for which the counties would look at species conservation in a broader context and result in streamlining future development for addressing both state and federally listed species. The City of Wheatland will be able to utilize the provisions of the NCCP/HCP as a form of environmental mitigation for development projects.

The proposed boundary area incorporates the MOU's approved by the participating cities and counties and is the necessary next step in the process of completing the NCCP/HCP.

**Alternatives:**

Alternatively, Wheatland may choose to withdraw from the Habitat Plan working group. Each development project will require review for mitigation on a project-by-project basis, a sometimes costly and restrictive approach. Project-by-project review may result in processing delays and uncertain cost solutions.

**Fiscal Impact:**

Approval of the proposed boundaries would not result in an additional fiscal impact to the City. The cost outlined in the MOU and the agreement by the Johnson Rancho applicant to fund the process would remain unchanged.

**Attachments**

- 1) Yuba-Sutter HCP/NCCP Plan Area Boundary
- 2) Wheatland Growth Area Boundary

# PROPOSED PLAN AREA BOUNDARY ATTACHMENT B





